

TOWN OF HERNDON, VIRGINIA
PLANNING COMMISSION WORK SESSION AGENDA

September 18, 2006

COUNCIL CONFERENCE ROOM

765 LYNN STREET

7:00 P.M.

Public Hearing Items :

1. **Zoning Ordinance Text Amendment, ZOTA #06-02**, to amend the zoning ordinance to remove violations for which three civil penalties have been issued from the civil penalty program so that these violations could then constitute criminal zoning violations. *Deferred from the September 11, 2006 public hearing.*

2. **Zoning Ordinance Text Amendment #06-03. Amending the text of the Herndon Zoning Ordinance, Chapter 78 of the Herndon Town Code, Articles I through VII.** This text amendment, if adopted, would provide technical enhancements to the 2006 zoning ordinance adopted on May 23, 2006, and June 13, 2006, becoming effective on July 1, 2006. It would also re-establish a fee for Zoning Inspection Permits of twenty-five dollars as authorized under the Code of Virginia §15.2-2286, Permitted provisions in zoning ordinances; amendments; applicant to pay delinquent taxes. This amendment was initiated by the Town Council on August 8, 2006. A descriptive summary of the amendments is to (a) coordinate text with the concurrent amendment of the subdivision ordinance; (b) provide technical corrections and enhancements to the zoning text adopted on May 23, 2006 and June 13, 2006, (c) establish a formal requirement for house location surveys; and (d) address matters of policy that have arisen recently, such as whether or not to allow bed and breakfast inns as a permitted use, whether or not to require curb and gutter on all streets and parking lots, whether or not to require solid waste receptacles to be enclosed and roofed in the downtown area, among others.

3. **Subdivision Ordinance Text Amendment #06-01. Amending the text of the Herndon Subdivision Ordinance, Chapter 70 of the Herndon Town Code.** This text amendment, if adopted, would repeal the text of the Town's current Subdivision Ordinance and to replace it with new text that would. update to the ordinance to reflect changed conditions in the town, to clarify subdivision provisions, and to eliminate confusion and ambiguities that may have emerged in the course of numerous revisions to the subdivision language since adoption of the ordinance in 1978. This amendment was initiated by the Town Council on June 13, 2006. A descriptive summary of the amendments is to (a) coordinate text with the recent amendment of the zoning ordinance; (b) incorporate procedures for the conversion of property to condominiums; (c) address legislation passed by the General Assembly and effective July 1, 2006 about utility easements; (d) amend provisions about open space required in subdivisions with single family detached homes; (e) reorganize and rewrite the procedure for submittal of applications, including submittal requirements; and (d) clarify design standards and required improvements for subdivision proposals, among others.

Discussion Items :

1. Storm Water Management Plan Status
2. Transportation Grant Application
3. Revised By Laws
4. Town Planning Month
5. Town Council Items of Interest to the Planning Commission

Future Planning Commission Meetings :

October 2, 2006	Planning Commission Public Hearing	7:30 p.m.
October 23, 2006	Planning Commission Work Session	7:00 p.m.
November 6, 2006	Planning Commission Public Hearing	7:30 p.m.